

625 CF COMMUNITY FACILITIES DISTRICT

625.01 Purposes. This district is intended primarily for the accommodation of public/semi-public uses (other than street rights-of-way); the identification of public-accessible areas where all persons would have the opportunity to be involved in and enjoy civic, cultural and recreational pursuits; and the identification and preservation of areas of historic significance.

625.02 Use Regulations. Buildings, structures or premises shall be used and buildings and structures shall be erected, altered or enlarged only for the uses listed below. All other uses not specifically listed or determined to be similar to those described below shall be prohibited and unlawful.

A. Uses subject to Conditional Use Permit

1. Cemeteries, columbariums and related facilities.
2. Commercial uses incidental and accessory to other listed uses. (e.g. concession stands, small gift shops).
3. Cultural centers.
4. Historical landmarks.
5. Libraries and museums.
6. Municipal golf courses.
7. Public buildings and grounds.
8. Public Parks and parks maintenance facilities intended for regular parks and recreation maintenance purposes. On-site long-term storage of heavy earth-moving equipment and large trucks is prohibited.
9. Public or private non-profit educational institutions.
10. Public and semi-public community centers and recreational facilities (e.g. swimming pools, youth activity centers).
11. Public utility and public service substations, water tanks, pumping plants and similar installations, including public utility repair and storage facilities. On-site long-term

storage of heavy earth-moving equipment and large trucks is prohibited.

12. Public utility offices.

13. Accessory uses and structures, located on the same site as a conditional use."

B. Uses subject to Temporary Use Permit. Any use prescribed in Section 407.

625.03 Approvals Required. Prior to the construction of physical improvements and the issuance of a building permit for all uses, Development Review approval shall be obtained as outlined in Section 401. Where required, conditional use permits shall be obtained as outlined in Section 402 and temporary use permits shall be obtained as outlined in Section 407.

625.04 Property Development Standards. The following property development standards shall apply to the site of a permitted or conditional use; these requirements are minimums unless otherwise noted.

A. Lot Area. Each lot shall have a minimum lot area of ten-thousand (10,000) square feet.

B. Lot Dimensions

1. All lots shall have a minimum width of one hundred (100) feet.
2. All lots shall have a minimum depth of one hundred (100) feet.

C. Lot Coverage. Maximum lot coverage shall not exceed twenty-five (25%) percent.

D. Floor Area Ratio shall not exceed .50.

E. Yards

1. Front yard - There shall be a front yard having a depth of not less than thirty (30) feet.
2. Side yard - There shall be a side yard of not less than fifteen (15) feet.
3. Rear yard - There shall be a rear yard of not less than twenty (20) feet.

F. Access. All lots shall have frontage on and vehicular access from a dedicated street unless other frontage and/or permanent vehicle access

has been approved by the Director. Each building site shall have a minimum width easement or right-of-way for access of twenty (20) feet.

- G. Distance Between Buildings. There shall not be less than ten (10) feet between an accessory building and a main building or between two (2) buildings.
- H. Accessory Structures. Accessory structures and architectural features shall comply with the requirements of Article 9.
- I. Height and Screening Regulations. All buildings, structures, walls and fences shall comply with the provisions of Article 9.
- J. Color and Materials. The exterior color and materials of all buildings, structures, walls and fences shall comply with the provisions of Article 9.
- K. Utilities. Utilities shall be provided in compliance with the provisions of Article 9.
- L. Trees. Trees shall be preserved and planted to comply with the provisions of Article 9.
- M. Outdoor Lighting. Outdoor lighting shall comply with the provisions of Article 9.
- N. Landscaping. The landscaping provisions of Article 9 shall apply.
- O. Off-street Parking. Off-street parking shall comply with the provisions of Article 9.
- P. Signs. Signs shall comply with the provisions of Article 11.
- Q. Design Standards. The provisions of Article 10 shall apply as administered through the Development Review process of Article 4.